



**191 Belvedere Crescent SE**  
**Calgary, Alberta**

**MLS # A2279518**



**\$599,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

IMMEDIATE POSSESSION | 1,569 SQ.FT. | 3-BED | 2.5-BATH | SEPARATE SIDE ENTRANCE | 9' BASEMENT | UPGRADED KITCHEN | FRONT LANDSCAPING | This upgraded NEW HOME by Crystal Creek Homes offers an OPEN MAIN FLOOR with 9-foot ceilings and a stunning rear kitchen designed for everyday living and entertaining. Full-height cabinets, quartz countertops, a GAS RANGE, and a large island provide plenty of space for cooking and storage. The great room, complete with an electric FIREPLACE, feels bright and welcoming. Upstairs are three bedrooms, a main bath, and an extra LARGE LAUNDRY ROOM. The primary bedroom includes a modern ensuite with thoughtful finishes. The 9' BASEMENT and separate SIDE ENTRANCE allow for future legal suite potential (subject to City approval and permitting). Set on a quiet street near a future school and soccer field, this home features durable HARDIE BOARD SIDING and quick access to Stoney Trail, East Hills shopping, and downtown Calgary. Book your showing today!